

**Enrolled Minutes of the Sixty-Third Regular or Special Meeting
For the Twenty-Seventh Highland Town Council
Regular Meeting
Monday, June 23, 201**

Study Session. The Twenty Seventh Town Council of the Town of Highland, Lake County, Indiana met in a study session preceding the regular meeting on Monday, June 23, 2014 at 6:45 p.m. in the regular place, the plenary meeting chambers of the Highland Municipal Building, 3333 Ridge Road, Highland, Indiana.

Silent Roll Call: Councilors Bernie Zemen, Mark Herak and Dan Vassar were present. Councilor Konnie Kuiper and Councilor Dennis Adams were absent. The Clerk-Treasurer, Michael W. Griffin was present to memorialize the proceedings. A quorum was attained.

General Substance of Matters Discussed.

1. The Town Council discussed the agenda of the imminent regular meeting.
2. The Town Council discussed with the Public Works Director sewer catch basin maintenance procedures.

The study session ended at 6:59 O'clock p.m.

Regular meeting. The Twenty Seventh Town Council of the Town of Highland, Lake County, Indiana met in its regular session on Monday, June 23, 2014 at 7:04 O'clock P.M. in the regular place, the plenary meeting chambers of the Highland Municipal Building, 3333 Ridge Road, Highland, Indiana.

The Council President Dan Vassar presided and the Town Clerk-Treasurer, Michael W. Griffin, was present to memorialize the proceedings. The meeting was opened with Councilor Mark Herak reciting the Pledge of Allegiance to the Flag of the United States of America and offering a prayer.

Roll Call: Present on roll call were Councilors Bernie Zemen, Mark A. Herak and Dan Vassar. Councilor Konnie Kuiper and Councilor Dennis Adams were absent. The Clerk-Treasurer, Michael W. Griffin was present to memorialize the proceedings. A quorum was attained.

Additional Officials Present: Rhett L. Tauber, Town Attorney; John M. Bach, Public Works Director; Peter Hohnicki, Metropolitan Police Chief; William R. Timmer, Jr., CFOD, Fire Chief; Alex M. Brown, CPRP, Parks and Recreation Superintendent; Kenneth J. Mika, Building Commissioner and Cecile Petro, Redevelopment Director were present.

Also Present: Scott Cherry and Bob Nicksic of the Skillman Corporation; James Estes of Wilson-Estes Architects; Richard Underkofler of the Highland Community Foundation; Ed Dabrowski, Contract IT Coordinator; Randy Bowman, Assistant Inspector for Electrical; and Steve Mileusnich of the Advisory Board of Zoning Appeals; Kelly Bridges and Dawn Wolak of the Community Events Commission, were also present.

Minutes of the Previous Meetings:

The minutes of the regular (rescheduled) meeting of June 2, 2014 and the special meeting of June 16, 2014 were approved by general consent.

Special Orders:

1. **Public Hearing:** Proposed Additional Appropriations in Excess of the 2014 Budget for the Parks Non-Reverting Capital Fund.
 - (a) Attorney verification of Proofs of Publication: (The TIMES 06 June 2014) The Town Attorney indicated that the proofs of publication were in compliance with IC 5-3-1.

- (b) **Public Hearing.** The Town Council President called the hearing to order. There were no comments written or spoken. The Town Council President closed the hearing.
- (c) Action on **Appropriation Enactment No. 2014-24:** An Enactment Appropriating Additional Moneys in Excess of the Annual Budget for the Budget for the Parks Non-Reverting Capital Fund, all pursuant to I.C. 6-1.1-18, and I.C. 36-5-3-5.

Councilor Zemen introduced and filed **Enactment No. 2014-24.** There was no further action.

2. **Plan Commission Docket: Proposed Ordinance No. 1559: Plan Commission Docket No. 2014-03:** Petitioner seeking an amendment to the governing PUD Ordinance involving property located at Indianapolis Boulevard, Highland, commonly referred to as Meijer Outlot C, currently zoned B-3 Planned Unit Development District, petitioner seeks an Amended B-3 PUD zoning designation. Petitioner: Windy Landings, LLC, c/o Excel Engineering, 100 Camelot Drive, Fond du Lac, Wisconsin 54935. The matter was certified by the Municipal Plan Commission with a favorable recommendation, by a vote of six (6) in favor, no opposed. Taken up by the Town Council, *pursuant to IC 36-7-4-1505 (c) and Chapter 18.70 of the Highland Municipal Code. It is noted the Town Council may adopt and amend a PUD district ordinance in the same manner IC 36-7-4-602(c) (1) (B). (Also see IC 36-7-4-608(g)).*

- (A) Certification of Action by the Plan Commission regarding a Proposed Amendment to the Existing Meijer Planned Unit Development (PUD) Ordinance. The Clerk-Treasurer read aloud the certification of the matter from the Highland Planned Commission.

- (B) **Proposed Ordinance No. 1559** of the Town of Highland, Amending the Ordinance Approving the Planned Unit Development for Meijer's in Highland. It is noted that pursuant to I.C. 36-5-2-9.8(b)(1) a majority vote is sufficient for the adoption of an ordinance on the same meeting of its introduction when involving zoning matter.

Councilor Zemen moved the passage and adoption of Ordinance No. 1559. Councilor Herak seconded. Upon a roll call vote, there were three affirmatives and no negatives. The motion passed. The ordinance was adopted.

**ORDINANCE No. 1559
OF THE TOWN OF HIGHLAND**

An Ordinance Amending the Comprehensive Zoning Ordinance Passed by the Board of Trustees of the Town of Highland, Lake County, Indiana on the 20th Day of April, 1976, Reclassifying an Area in the Town of Highland, Lake County, Indiana from B-3 PUD District to Amended B-3 PUD District.

WHEREAS, The Town Council of the Town of Highland, Lake County, Indiana, did, on the 20th day of October, 1975, pass a certain Zoning Ordinance which is now in full force and effect, and which is known as Ordinance No. 707, together with all amendments thereof and supplements thereto; and

WHEREAS, The Petition and Application for said proposed amendment was submitted to the Highland Plan Commission, and a Public Hearing was held thereon according to the said Ordinance No. 707, and said Commission recommends favorable approval; and

WHEREAS, After due consideration and study, the Town Council of said Town does believe that said amendment will be advantageous to said Town and will insure the public health, safety, welfare and morals of the Citizens thereof in the area affected.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Town Council of Town of Highland, Lake County, Indiana:

Section 1. That the following described property located in the Town of Highland, Lake County, Indiana, which is presently designated as being "B-3 PUD" General Business Planned Unit Development District as defined by Ordinance No. 707 of the Town of Highland, Lake County, Indiana, which property is more particularly described as follows:

Parcel Description

Part of the Northeast Quarter of the Southeast Quarter of Section 32, Township 36 North, Range 9 West of the Second Principal Meridian and being part of Meijer Plat, said plat as shown in Plat Book 82, Page 94 in the Office of the Recorder, Lake County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 32; thence North 89 degrees 13 minutes 56 seconds West along the North line of said Southeast Quarter, a distance of 84.97 feet to the West Right-of-Way line of U.S. Highway 41 (Indianapolis Boulevard); thence South 04 degrees 08 minutes 30 seconds East along said West Right-of-Way line, a distance of 308.45 feet to the Point of Beginning; thence continuing South 04 degrees 08 minutes 30 seconds East along said West Right-of-Way line, a distance of 149.20 feet to the North line of a parcel described in a Quit-Claim Deed as recorded said Recorder's Office as Document No. 98075994; thence South 89 degrees 56 minutes 34 seconds West along said North line, a distance of 14.85 feet to the West line of said parcel; thence South 00 degrees 03 minutes 22 seconds East along said West line, a distance of 85.01 feet; thence South 89 degrees 53 minutes 57 seconds West, a distance of 33.15 feet; thence South 00 degrees 03 minutes 22 seconds East, a distance of 23.24 feet; thence South 89 degrees 53 minutes 57 seconds West, a distance of 149.73 feet to a curve concave to the Northeast with a radius of 35.00 feet and a chord which bears North 45 degrees 04 minutes 42 seconds West, a distance of 49.52 feet; thence along said curve an arc length of 55.01 feet; thence North 00 degrees 03 minutes 22 seconds West, a distance of 141.07 feet; thence North 22 degrees 57 minutes 50 seconds West, a distance of 49.57 feet; thence North 35 degrees 06 minutes 14 seconds West, a distance of 56.00 feet to a point on the Southerly boundary of Lot 1 of Discount Tire Addition as shown in Plat Book 98, Page 89 in said Recorder's Office, said point lying on a curve; said curve portion for this description being concave to the Northeast with a radius of 38.50 and a chord which bears South 68 degrees 20 minutes 48 seconds East, a distance of 28.54 feet; thence along said curve an arc length of 29.23 feet; thence North 89 degrees 53 minutes 57 seconds East along said Southerly boundary, a distance of 247.06 feet to the Point of Beginning, containing, 1.33 acres, more or less, all in Lake County, Indiana.

More commonly known as Meijer Outlot C

Section 2. That the Zoning Map which accompanies the Comprehensive Zoning Ordinance, and which is part thereof, shall be amended and changed so as to include the "Amended B-3 PUD" General Business Planned Unit Development District on the specific parcel of the real estate hereinabove described, all of which was formerly "B-3 PUD" General Business Planned Unit Development District, and henceforth those regulations and rules governing the "B-3 PUD" General Business Planned Unit Development District shall apply to the specific parcel of real estate hereinabove described, respectively;

Section 3. That the Town Engineer is hereby ordered to make the appropriate map change and that said Ordinance No. 707 be, and the same is hereby amended accordingly;

Section 4. That an emergency exists for the immediate taking effect of this amendment, and the same shall be in full force and effect and after its passage.

Certificate of the Municipal Plan Commission

It is hereby certified that the foregoing proposed zoning amendment was considered at a regular or special meeting by the Highland Municipal Plan Commission, having sustained a vote of 6 in favor and 0 opposed, and was duly forwarded with a favorable recommendation for adoption to the Town Council of Highland by the Highland Municipal Plan Commission, on 21st day of May, 2014.

TOWN OF HIGHLAND
Municipal Plan Commission

Tom VanderWoude, President

Attest:

Mario Martini, Secretary

Action by Legislative Body

Duly Ordained and Adopted pursuant to the provisions of I.C. 36-5-2-9.8(b)(1), the recommendation of the Plan Commission is noted and the Ordinance is hereby (adopted/~~defeated~~) by the Town Council of the Town of Highland, Lake County, Indiana, ~~this 23rd day~~ of June, 2014, having sustained by a vote of 3 in favor and 0 opposed in support of the (adoption/~~defeat~~) herein described.

TOWN COUNCIL OF THE
TOWN OF HIGHLAND, INDIANA

Dan Vassar, President

Attest:

Michael W. Griffin, IAMC/MMC/CPFA/CPFIM/CMO
Clerk-Treasurer, Town of Highland

Unfinished Business and General Orders:

1. **Proposed Ordinance No. 1558:** An Ordinance to Amend Chapters 12.20 and 12.25 of the Highland Municipal Code Regarding Modifying And Establishing User Fees For The Collection, Treatment And Disposal Of Wastewater And For The Management Of Storm water, Pursuant To I.C. 36-9-25 Et Seq. The Board of Sanitary Commissioners introduced its recommended resolution for change at its meeting of May 20 and set it for public hearing on June 3, 2014. There were no remonstrances. The resolution was adopted as introduced. It comes to the Town Council for its action in this ordinance.

Councilor Herak introduced and filed Ordinance No. 1558. There were no further actions.

2. **Works Board Order No. 2014-18:** An Order of the Works Board Approving and Authorizing an Agreement between Garcia Consulting Engineers and the Town of Highland to Perform Professional Engineering Services During Construction of the 3300 Block of Condit Reconstruction Project in the Not to Exceed Amount of \$18,600.

Councilor Zemen moved the passage and adoption of Works Board Order No. 2014-18. Councilor Herak seconded. Upon a roll call vote, there were three affirmatives and no negatives. The motion passed. The order was adopted.

**THE TOWN of HIGHLAND
ORDER OF THE WORKS BOARD NO. 2014-18**

AN ORDER APPROVING AND AUTHORIZING AN AGREEMENT BETWEEN GARCIA CONSULTING AND THE TOWN OF HIGHLAND TO PERFORM PROFESSIONAL ENGINEERING SERVICES DURING CONSTRUCTION FOR THE 3333 BLOCK OF CONDIT RECONSTRUCTION PROJECT IN THE AMOUNT OF \$18,600

Whereas, The Town of Highland, through its Town Council, which is the Works Board of the Municipality pursuant to I.C. 36-1-2-24(3), has heretofore determined a need exists to reconstruct the 3300 block of Condit Street and has implemented the Condit Street Reconstruction Project; and

Whereas, Garcia Consulting Engineers has offered and presented an agreement to provide and **furnish professional engineering services during construction** in consideration for fees to be charged and billed monthly based upon a lump sum of the value of the engineering services completed, in an amount not to exceed eighteen thousand, six-hundred Dollars (\$18,600); and

Whereas, There are sufficient and available appropriations balances on hand to support the payments under the agreement, pursuant to IC 5-22-17-3(e); and

Whereas, The Town of Highland, through its Town Council now desires to approve the project and to accept and approve the agreement for services as herein described.

Now Therefore Be it Ordered by the Town Council of the Town of Highland, Lake County, Indiana, acting as the works board:

Section 1. That the Professional Engineering Services during Construction Agreement, (incorporated by reference and made a part of this Order) between Garcia Consulting Engineers and the Town of Highland for the 3300 block of Condit Street Reconstruction Project, is hereby approved, adopted and ratified in each and every respect;

Section 2. That the terms and charges under the agreement for preliminary design engineering services in the not to exceed fee amount of eighteen thousand, six-hundred Dollars (\$18,600) is found to be reasonable and fair;

Section 3. That the Town of Highland, through its Board of Works, believes that Garcia Consulting Engineers has demonstrated professional competence and qualifications to perform the particular professional engineering services called for in the Agreement and associated project, pursuant to I.C. 5-16-11.1-5;

Section 4. That the President of the Town Council is authorized to execute the Agreement with his signature as attested thereto by the Clerk-Treasurer.

Be it So Ordered

DULY, PASSED, ADOPTED and ORDERED by the Town Council of the Town of Highland, Lake County, Indiana, acting as the Works Board, this 23rd day of June 2014 having passed by a vote of 3 in favor and 0 opposed.

**TOWN COUNCIL of the TOWN of
HIGHLAND, INDIANA**

Dan Vassar, President (IC 36-5-2-10)

Attest:

Michael W. Griffin, IAMC/MMC/CPFA/CPFIM/CMO
Clerk-Treasurer (IC 33-16-4-1;IC 36-5-6-5)

3. **Works Board Order No. 2014-19 (Joint Resolution and Works Board Order with Board of Waterworks):** An Order of the Works Board Approving and Authorizing a Proposal from NIES Engineering, Inc. to Perform Professional Engineering Services During Construction of the Sycamore Avenue Water Main and Street Improvement Project in the total Amount of \$56,000

Councilor Herak moved the passage and adoption of Works Board Order No. 2014-19. Councilor Zemen seconded. Upon a roll call vote, there were three affirmatives and no negatives. The motion passed. The order was adopted.

TOWN OF HIGHLAND
BOARD OF WORKS
ORDER OF THE WORKS BOARD NO. 2014-19

WATERWORKS DISTRICT OF HIGHLAND
BOARD OF WATERWORKS DIRECTORS
RESOLUTION NO. 2014-15

A JOINT RESOLUTION OF THE BOARD OF WORKS AND THE WATER WORKS BOARD OF DIRECTORS AWARDED A PROPOSAL FROM NIES ENGINEERING, INC., FOR PROFESSIONAL ENGINEERING SERVICES DURING CONSTRUCTION OF THE SYCAMORE AVENUE STREET IMPROVEMENT AND WATER MAIN REPLACEMENT AND EXTENSION PROJECT IN THE AMOUNT OF \$56,000.

Whereas, The Town of Highland, through its Town Council, which is the Works Board of the Municipality pursuant to I.C. 36-1-2-24(3), has determined that a need exists to improve Sycamore Avenue between Grand Boulevard and River Drive, including replacement of defective curb and sidewalk, pavement, and tree removal and replacement; and

Whereas, The Waterworks District of Highland (District) is governed by its Board of Directors, pursuant to the provisions of I.C. 8-1.5-4 et seq.; and

Whereas, I.C. 8-1.5-4-4 specifically provides that the Board of Directors shall manage and control all of the waterworks may purchase, acquire, construct reconstruct, operate, repair and maintain all waterworks; and

Whereas, The Water Works District of Highland (District), through its Board of Directors, has determine the need to replace the existing 6-inch water main in the 8000-8200 blocks of Sycamore Avenue (Grand Boulevard to River Drive) and to provide a connection from the Sycamore Avenue water main to the 10" water main on U.S. Route 41 in order to improve water flow and water quality and has determined that it would be in the best interest of the utility to coordinate the work with the Sycamore Avenue Street Improvement Project; and

Whereas, Heretofore the Water Works District and Works Board have awarded a bid to **deBoer Egolf** Corporation for the construction of the Sycamore Avenue Water Main and Street Improvement Project in the amount of \$927,219.50 as the lowest responsive and responsible bid; and

Whereas, The District has heretofore determined a need exists to engage the professional engineering services during construction in order to implement the Project; and

Whereas, NIES Engineering, Incorporated (Consultant) has offered and presented an agreement to provide and furnish Professional Engineering Services during construction in consideration for fees to be charged and billed monthly based upon a lump sum of the value of the services completed, in an amount not to exceed fifty-six thousand dollars (\$56,000.00) allocated in the amount of forty-three thousand dollars (\$43,000) to the Waterworks District and in the amount of thirteen thousand dollars (\$13,000) to the Civil Town, by its Works Board; and,

Whereas, The Waterworks District of Highland, through its Board of Directors, now desires to accept and approve the proposal and construct agreement for services as herein described;

Whereas, there are sufficient and available appropriations balances on hand to support the payments under the agreement, pursuant to IC 5-22-17-3(e); and

Whereas, The Water Works District of Highland, through its Board of Directors now desires to accept and approve the agreement for services as herein described,

Now, Therefore Be it Resolved by the Board of Directors of the Highland Waterworks, Lake County, Indiana and Be it Ordered by the Works Board for the Town of Highland, as follows:

1. That the Professional Engineering Services during Construction Agreement (incorporated and made a part of this resolution/order) from NIES Engineering, Incorporated for the Sycamore Avenue Street Improvement and Water Main Replacement and Extension Project is hereby approved, adopted and ratified in each and every respect;

2. That the terms and charges under the agreement for construction engineering services in the not to exceed amount of fifty-six thousand dollars and no cents (\$56,000), allocated in the amount of forty-three thousand dollars and no cents (\$43,000) to the Waterworks District and allocated in the amount of thirteen thousand dollars and no cents (\$13,000) to the Civil Town, through its Works Board, is found reasonable and fair;

3. That the Waterworks District of Highland, through its Board of Directors, believes that NIES Engineering, Incorporated has demonstrated professional competence and qualifications to perform the particular professional engineering services called for in the Agreement and associated project, pursuant to I.C. 5-16-11.1-5;

4. THAT THE WATER WORKS DISTRICT SUPERINTENDENT/PUBLIC WORKS DIRECTOR IS AUTHORIZED TO EXECUTE THE AGREEMENT AND ALL DOCUMENTS NECESSARY TO IMPLEMENT THE PROJECT.

Be it So Ordered.

Duly adopted and Ordered by the Town Council, acting as the Works Board of the Town of Highland, Lake County, Indiana, this 23rd day of June 2014 by a vote of 3 in favor and 0 opposed.

**TOWN COUNCIL OF THE TOWN OF
HIGHLAND, INDIANA**

/s/ Dan Vassar, President

Attest:

/s/ Michael W. Griffin, IAMC/MMC/CPFA/CPFIM/CMO
Clerk-Treasurer

Duly Adopted, Resolved and Ordered by the Waterworks Board of Directors of Highland, Lake County, Indiana, this 22nd day of May, 2014. Having been passed by a vote of 3 in favor and 0 opposed.

**HIGHLAND WATERWORKS
BY ITS BOARD OF DIRECTORS:**

Keith Bruxvoort, President

Attest:

George Georgeff, Secretary

4. Action to approve overtime payments for Exempt Salaried Personnel, pursuant to Section 3 of Ordinance No. 1531 the Wage and Salary Ordinance, as amended and Section §4.03.01 of the Compensation and Benefits Ordinance. This waives the provisions of Section § 2.01 of the Compensation and Benefits Ordinance.

4.1 The Metropolitan Police Chief requests favorable action for R. Potesta, who is an exempt salaried employee, and investigations division commander, in the amount of \$200.00, for work associated with Highland Grove Mall Special Security.

Councilor Zemen moved to approve the overtime pay for an exempt salaried supervisor as requested. Councilor Herak seconded. Upon a roll call vote, there were three affirmatives and no negatives. The motion passed. The overtime pay was authorized.

5. Authorization and instruction for the proper officer to advertise for a public hearing on proposed additional appropriations in the Municipal Cumulative Capital Development Fund for the resurfacing project at the Public Works Facility and the Unsafe Building Fund for costs associated with the Chela's Unsafe Building Code Enforcement and Demolition.

Councilor Herak moved to authorize the proper officer to advertise public hearing for the proposed additional appropriations as indicated. Councilor Zemen seconded. Upon a roll call vote, there were three affirmatives and no negatives. The motion passed. The publication and the hearing were authorized.

**Comments from the Town Council Members
(For the Good of the Order)**

- **Councilor Bernie Zemen:** • *Liaison to the Park and Recreation Board • Chamber of Commerce Co-Liaison.*

Councilor Zemen recognized the Parks and Recreation Superintendent who reported that a area Parks and Recreation Department Heads would be meeting with the TIMES as part of its One Region Initiative.

Councilor Zemen recognized Kelly Bridges the President of the Community Events Commission who reported on the Independence Day Festival at Main Square.

- **Councilor Mark Herak:** • *Budget and Finance Chair • Liaison to the Board of Sanitary Commissioners • Liaison to the Community Events Commission • Liaison to the Board of Waterworks Directors.*

Councilor Herak had a colloquy with the Police Chief regarding a recently reported incident of violence at St. Thomas More Church in Munster at its annual Festival. Councilor Herak inquired about the Highland Police's readiness to address and manage any similar incident at the Highland event.

Councilor Herak acknowledged the Public Works Director who then reported on programs and upcoming projects of the Board of Sanitary Commissioners, Waterworks Board and the Works Board.

- **Councilor Dennis Adams:** • *Liaison to the IT Consultant.*

Councilor Adams was absent owing to his health.

- **Councilor Konnie Kuiper:** • *Fire Department, Liaison • Town Board of Metropolitan Police Commissioners, Liaison • Chamber of Commerce Co-Liaison.*

Councilor Kuiper was absent.

- **Council President Dan Vassar:** • *Municipal Executive • Redevelopment Department Liaison.*

The Councilor President acknowledged the Community Events Commission President and commended the entire commission for the recent Independence Day Festival.

The Council President recognized the Redevelopment Director who offered a brief report regarding the status of activities the Redevelopment Department.

The Town Council President acknowledged *Hunter Laubaugh*, 9316 Ellen Drive, Highland, and *Thomas Peterson*, 8949 Lawndale, Highland, who were present in their Boy Scout Uniform, working on their Eagle Scout Rank.

Comments from Visitors or Public:

1. Carol Kerr, 2185 Timber Ridge Lane, Highland, asked about her most recently received property tax bill. Ms. Karr indicated that she experienced an increase and discussed the reasons with the Finance Bureau Director, Michael Wieser at the Lake County Auditor's office regarding the reasons.

The Town Council asked and the Clerk-Treasurer consented to respond to Ms. Kerr's inquiry.

Payment of Accounts Payable Vouchers. There being no further comments from the public or visitors, Councilor Zemen moved to allow the vendor accounts payable vouchers as filed on the pending accounts payable docket, covering the period June 4, 2014 through June 23, 2014. Councilor Herak seconded. Upon a roll call vote, there were three affirmatives and no negatives. The motion passed. The accounts payable vouchers for vendors and payroll docket

were allowed, payments allowed in advance were ratified, and for all remaining invoices, the Clerk-Treasurer was authorized to make payment.

Vendors Accounts Payable Docket:

General Fund, \$288,546.08; **Motor Vehicle Highway and Street (MVH) Fund**, \$ 27,738.56; **Local Road and Street (LRS) Fund**, \$38,990.76; **Law Enforcement Cont. Education and Supply Fund**, \$849.69; **Insurance Premiums Fund**, \$145,942.56; **Gasoline Fund**, \$1,915.30; **Information and Communications Technology Fund**, \$6,762.72; **Civil Donation Fund**, \$53.95; **Special Events Non Reverting Fund**, \$447.34; **Cumulative Capital Improvement Fund**, \$4,432.80; **Municipal Cumulative Capital Development Fund**, \$21,204.47; **Traffic Violations Fund**, \$16,354.50; **Municipal Cumulative Street Fund**, \$1,170.00; **Gaming Revenue Sharing Fund**, \$3,383.10; **Payroll Fund**, \$1.76; **Total: \$ 557,793.59.**

Study Session Following Meeting. The Town Council President announced that the Town Council would be meeting in an informal Study Session immediately following the meeting to discuss Police Station Construction Project.

Adjournment. Councilor Zemen moved that the plenary meeting be adjourned. Councilor Herak seconded. Upon a vote *viva voce*, the motion passed. The regular plenary meeting of the Town Council of Monday, June 23, 2014 was adjourned 7:38 O'clock p.m. A study session followed the plenary meeting.

Study Session. The Twenty Seventh Town Council of the Town of Highland, Lake County, Indiana met in a study session following the regular meeting on Monday, June 23, 2014 at 7:44 p.m. in the small conference meeting room adjoining the Building and Inspection Department of the Highland Municipal Building, 3333 Ridge Road, Highland, Indiana.

Silent Roll Call: Councilors Bernie Zemen, Mark Herak and Dan Vassar were present. Councilor Dennis Adams and Councilor Konnie Kuiper were absent. The Town Clerk-Treasurer, Michael W. Griffin was present to memorialize the proceedings. A quorum was attained.

Additional Officials Present: Rhett L. Tauber, Town Attorney; and Peter Hojnicky, Metropolitan Police Chief; and George Georgeff, Metropolitan Police Commander, were present.

Also Present: Scott Cherry and Bob Nicksic of the Skillman Corporation; James Estes of Wilson-Estes Architects; Richard Underkofler of the Highland Community Foundation; Ed Dabrowski, Contract IT Coordinator; Randy Bowman, Assistant Inspector for Electrical; and Steve Mileusnich of the Advisory Board of Zoning Appeals; James A. Shanahan and James D. Shanahan of Shanahan and Shanahan, LLP, Attorneys were also present.

General Substance of Matters Discussed.

1. Rich Underkofler, Secretary of the Highland Community Foundation, offered a brief survey of an initiative of the Foundation. He reported the pursuit of a special Legacy Foundation Grant program that would support the hire of a full-time staff person who would compile and create a Community wide Development Plan. The Town had to pledge to provide payroll services, office space and equipment for use by the hired development planner. Mr. Underkofler simply sought feedback and expression of any objection from any member of the Town Council for the Community Foundation to pursue this grant. There were not negative responses.
2. Scott Cherry of the Skillman Corporation, presented to a survey report on the status of the Police Station Construction Project at the fifty percent benchmark of planning.

Mr. Cherry noted that it was customary to review costs at this benchmark and again at the 75% metric. He further noted that the costs were in excess of the overall budget and what he called "value engineering" was employed to bring costs down by approximately \$500,000. Mr. Cherry further reported on the recommended value engineering suggestions that achieved the savings.

There was a colloquy between and among the Town Council, the Clerk-Treasurer, Mr. Cherry and James Estes of Wilson-Estes regarding ways and means to reduce costs or provide new resources to support the costs overage. This colloquy included consideration of various aesthetic features that could be removed for cost savings. Further, the colloquy dealt with the significant cost associated with the underground parking element in the design and the competing merits of its inclusion or removal from the plan.

The discussion led to the considering the use of a premium in the sale of the bonds in order to raise more money. The premium or added price of the bonds could be at approximately \$500,000 or even an additional one million dollars.

The Town Council determined to accept the recommended cuts excluding the underground parking garage and to accommodate the variance in costs by authorizing the Highland Public Building Corporation to sell the bonds at a premium to raise up to \$500,000.

There being no further business, the study session immediately following the plenary business meeting of June 23 2014 ended at 8:56 o'clock p.m.

Michael W. Griffin, IAMC/MMC/CPFA/CPFIM/CMO
Clerk-Treasurer